



Second Avenue Weeley, CO16 9HX

Situated in the sought after position of Weeley, perfectly located to enjoy both town and country, Sheens's are pleased to offer for sale this impressive **THREE BEDROOM, TWO RECEPTION ROOMED DETACHED FAMILY HOME**. The property has excellent transport links as it is within easy access of the A133 and A120, with Weeley's mainline railway station situated approximately half a mile away. A viewing is highly recommended to appreciate this immaculately presented family home.

- **Three Bedrooms**
- **En-Suite Shower Room**
- **16' Lounge**
- **11'8 Dining Room**
- **9'6 Conservatory**
- **Modern Kitchen**
- **Family Bathroom**
- **Field Views to Rear**
- **Garage and Off Street Parking**
- **Council Tax Band D. EPC Rating D**



Offers In Excess Of £350,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE HALLWAY

Double glazed window to side. Door to;

GROUND FLOOR CLOAKROOM

Comprises: Low level W.C. Pedestal hand wash basin with tiled splashbacks. Radiator, Double glazed window to front.

LOUNGE

16' x 14'5 max

Double glazed window to front. Two radiators. Stairflight to first floor with double glazed window to side. Double doors leading to;



DINING ROOM

11'8 x 8'8

Radiator. Double glazed sliding doors leading to Conservatory. Open access to;



KITCHEN

11'8 x 6'9

Comprises of; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Plumbing and space for dishwasher or washing machine, under counter fridge or freezer and cooker. Selection of matching units. Tiled splash backs. Double glazed window to rear. Double glazed door leading to garden.



CONSERVATORY

9'6 x 9'2

Double glazed windows to both side aspects. Bi-folding doors leading to garden. Tiled flooring.



FIRST FLOOR LANDING

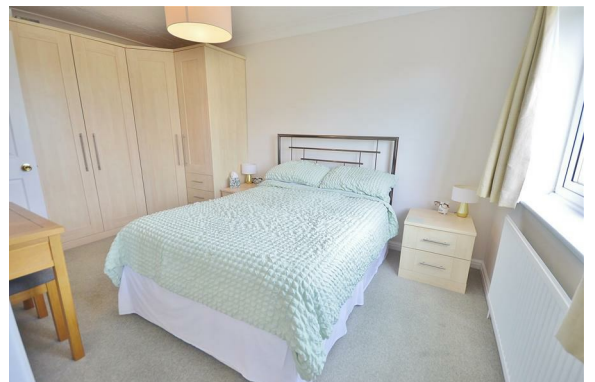
Loft access. Radiator. Doors to;



BEDROOM ONE

14'2 into wardrobe x 8'10

Double glazed window to rear offering field views. Radiator. Fitted wardrobes. Door to;



EN-SUITE

Modern suite comprises; Low level W.C. Pedestal hand wash basin. Independent shower cubicle with wall mounted shower (not tested). Aqua panel and tiled walls. Heated towel rail. Double glazed window to rear.



BEDROOM TWO

14' x 8'10

Double glazed window to front. Radiator.



BEDROOM THREE

12'1 x 8'10

Double glazed window to front. Radiator. Fitted wardrobes.



BATHROOM

White suite comprising; Low level W.C. Pedestal hand wash basin. Panelled bath. Part tiled walls. Heated towel rail. Double glazed window to front.



OUTSIDE REAR

Impressive rear garden commencing with paved patio area. Remainder being laid to lawn. Timber storage shed. Greenhouse. Further patio area to rear of garden. Well stocked with flower and shrub borders. Courtesy door leading to Garage.



GARAGE

Power and light connected. Laminated rolled edge work surfaced with plumbing and space for washing machine under, Door to rear garden. Up and over door to front.

OUTSIDE FRONT

Extensive front garden with driveway providing off street parking for numerous vehicles leading to Garage. Remainder being laid to lawn. Pedestrian access to rear via side gate.

JE 0525

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D 2025/2026 £2137.41

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains drainage

Mobile Signal: Likely on all major networks

Broadband: Ultrafast up to 1000mb

Non-Standard Property Features To Note: No

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

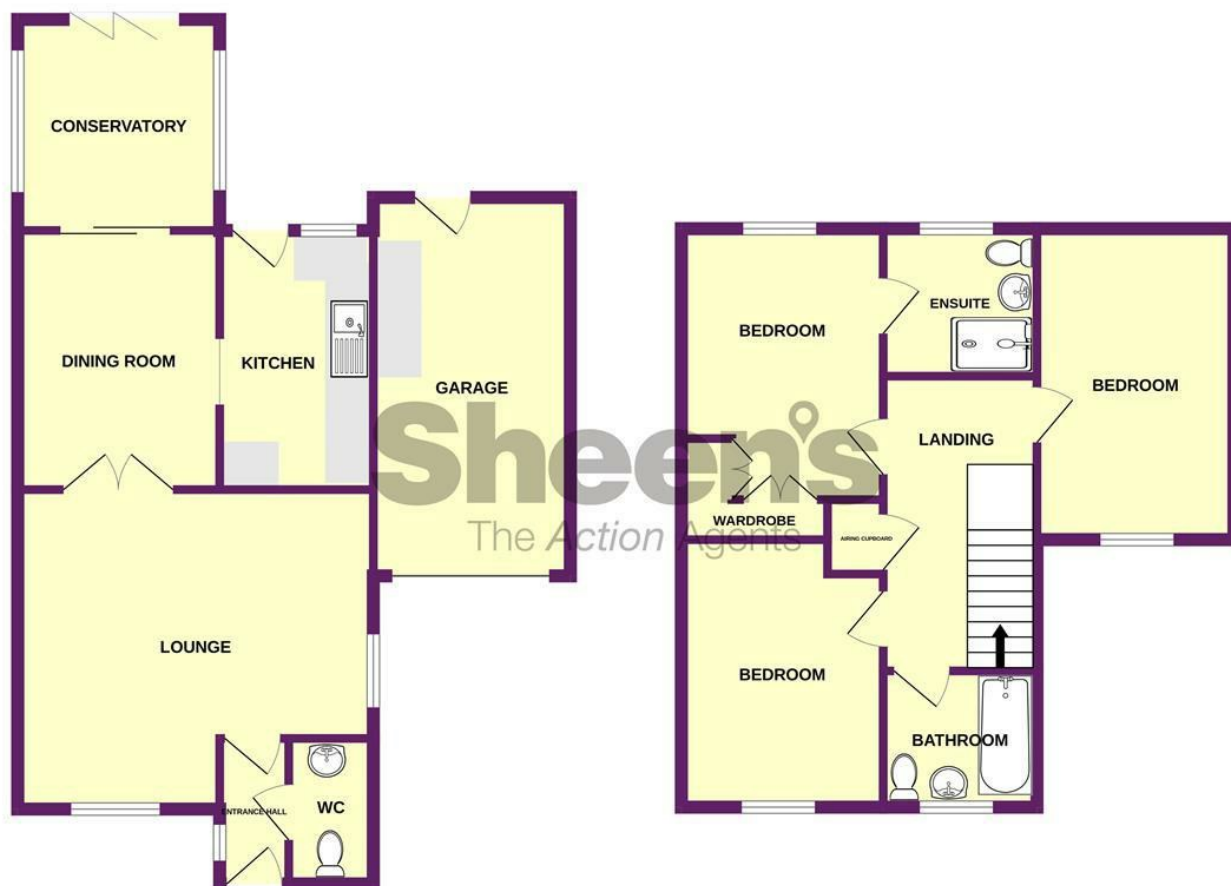
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

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